

STAFF

MICHAEL GLEBA, *DIRECTOR OF PLANNING*
MADELEINE MASTERS, *PLANNER*
DANIELLE FILLIS, *PLANNER*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS

LINDA BOHAN
JOSEPH FAVALORO
ELIZABETH MORONEY
JAMES KIRYLO
KEVIN PRIOR, *CHAIRMAN*

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, March 1, 2007 at 6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Public Hearings:

600 - 800 Windsor Place: The Applicants and Owners NJ WINDSOR, LLC and RONAI, LLC., and their Agent, Nicholas A. Iannuzzi, Jr. seek approval of a preliminary master plan (S.Z.O. §16.8) for a Planned Unit Development (PUD) project, involving a special permit with site plan review (S.Z.O. §§ 7.11.1.c and 7.11.3.e) to construct two hundred and sixty (260) dwelling units and twenty eight thousand six hundred and fifty one (28, 651) square feet of commercial/retail space in two seven-story buildings. The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2).

Waivers are sought (S.Z.O. §16.5.4) from: minimum lot area per dwelling unit requirements (S.Z.O. §16.5.1); minimum landscape area requirements (S.Z.O. §16.5.1); front side set back requirements (S.Z.O. §16.5.1); rear yard setback requirements (S.Z.O. §16.5.1) and the mixed use requirement (S.Z.O. §16.5.3).

A variance is sought for failure to provide enough parking spaces (S.Z.O. §9.5.1).

Industrial Park District (IP); Planned Unit Development-B (PUD-B) Overlay zoning district.

The Applicant has requested continuance to the March 15th meeting.

PUD-B1 Amendment: Proposed amendments to the Zoning Ordinance of the City of Somerville with respect to Article 6, "Establishment of Zoning Districts," Article 7, "Permitted Uses," and Article 16, "Planned Unit Development (PUD)." These amendments seek to create a new Planned Unit Development B-1 (PUD-B1) Overlay District and amend the zoning map to designate the following parcels as a PUD-B1 Overlay District: the parcels shown on City Assessors' Map 33, as Block A, Lots 24, 25, 26, 27 and 28, located at 56-61 Clyde Street, Somerville, MA.

133 Middlesex Avenue (Assembly Square Marketplace): (Applicant, FR Assembly Square, LLC; Owner FR Assembly Square, LLC; Agent, Hugh Hahn, Vanasse Hangen Brustlin, Inc.) The Applicant

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seeks Special Permit with Site Plan Review-A final level approval of a phase ("Phase 1AAA") of a planned unit development (S.Z.O. §16.8.3) for a Mall use (S.Z.O. §7.11.9.14) under the Planned Unit Development Preliminary Master Plan approved by the Planning Board on December 14, 2006.

The Applicant has also requested the Planning Board to find that certain conditions in the above-referenced Preliminary Master Plan approval are not applicable to, and are waived for, Phase 1AAA.

Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A); Waterfront Overlay District (WOD).

Review of Cases for the Zoning Board of Appeals:

35R Lexington Ave: (Applicant & Owner: Christos Poutahidis; Agent: Francis J. Scannell) The Applicant seeks a special permit under SZO §4.4.1 to alter a non-conforming structure to convert the premises into two (2) dwelling units. The project seeks to remove the attached corrugated metal structures to restore the building to its original footprint. Residence A (RA) zone.

223 Summer Street: (Applicant & Owner: David Edelman; Agent: Richard G. Di Girolamo) The Applicant seeks special permits under SZO §4.4.1 and §4.5.3 to alter and expand a six-family dwelling for the addition of rear decks, and a variance from the rear yard setback requirements (SZO §8.5. I). Residence B (RB) zone.

7 Carver Street: (Applicant & Owner: Michael J. Pignatiello) The Applicant seeks a special permit under SZO §4.4.1 to expand and create an addition to an existing single-family dwelling. Residence B (RB) zone.

16 Butler/100 Temple St: (Applicant: The Somerville Community Corporation; Owner: The St. Polycarp Redevelopment, LLC; Agent: Daniel LeBlanc) The Applicant seeks Special Permit with Site Plan Review (S.Z.O. §7.11.1.c) approval to construct 84 residential units which includes affordable housing in seven buildings with 2,000 square feet of office space and 4,000 square feet of commercial space. Variances are sought for maximum height (S.Z.O. §8.5.f) and failure to provide enough parking spaces (S.Z.O. §9.5). A

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Special Permit (S.Z.O. §9.13) is sought for shared parking. Neighborhood Business (NB) zone.

52 Bay State Ave: (Applicant: Nicholas Aggouras; Owner: 52 Bay State Avenue LLC; Agent: Richard Di Girolamo, Esq.) The Applicant seeks Special Permit approval (SZO §4.4.1) to alter the exterior of an existing nonconforming three family dwelling. Residential A (RA) zone.

171 Broadway: (Applicant and Owner: M & D Realty; Agent: Michael Philpot). The Applicant seeks special permits (SZO §4.4.1) for the alteration, addition, and extension of an existing nonconforming structure, and to modify the parking requirements for a nonconforming lot (SZO §9.13.a). The Applicant is also seeking a variance for rear yard setback requirements (SZO §8.5. I). Central Business District (CBD) zone.

12 Linden Place: (Applicant and Owner: Mark Matthews) The Applicant seeks a special permit under SZO §4.4.1 to expand a nonconforming structure. Residential B (RB) zone.

508 Somerville Avenue: (Applicant: Luciano Rossetti; Owner: Benjamin Rossetti; Agent: Richard G. di Girolamo, Esq.) The Applicant seeks a special permit under SZO §4.5.3 to expand a nonconforming use. Business A (BA) zone.

Any other business